

# SANSOME & GEORGE

Residential Sales & Lettings

[www.sansome-george.com](http://www.sansome-george.com)

## Southcote Farm Lane, Southcote, Reading, Berkshire, RG30 3DY



Positioned within a cul-de-sac location, this unique three Bedroom detached bungalow offers flexible accommodation within a generously sized plot. Offering the potential for off-road parking to the front for up to ten vehicles and with a private rear Garden measuring approx. 140' x 55', further internal accommodation comprises of 18' Conservatory, bay fronted Lounge, Kitchen, En-suite shower room to master Bedroom and Family Bathroom. Additionally benefiting from double detached Garage, oil fired central heating and double glazing throughout, early viewings are advised to avoid disappointment. Please call West and Central Reading on (0118) 958 3333.

## £319,950

### West & Central Reading

298 Oxford Road  
Reading RG30 1AD

**0118 958 3333**

email: [reading@sansome-george.com](mailto:reading@sansome-george.com)

### Tilehurst & Purley

1 The Parade, Knowsley Road  
Tilehurst RG31 6FA

**0118 942 0500**

email: [tilehurst@sansome-george.com](mailto:tilehurst@sansome-george.com)

### Lettings & Management

298 Oxford Road  
Reading RG30 1AD

**0118 939 1999**

email: [lettings@sansome-george.com](mailto:lettings@sansome-george.com)

Associated offices at: Theale, Tadley, Bramley, Mortimer, Kingsclere and Thatcham Mortgage Department 0118 945 1600

APPROACH	Via gated driveway to double glazed French doors giving access to:-
CONSERVATORY	(18'7" max x 12'11" max) Front and side aspect double glazed windows, front aspect double glazed French doors, radiator, tiled flooring, TV point, UPVC double glazed sliding doors to Kitchen and :-
ENTRANCE HALL	Built in single storage cupboard housing hot water cylinder, built in single storage cupboard, wall mounted thermostat, radiator, telephone point, hatch providing access to loft space.
LOUNGE	(16'7" into bay x 15'10") Front aspect UPVC double glazed bay window, coved ceiling, two radiators, feature wood burner fireplace with marble effect surround, TV and telephone points.
KITCHEN	(12'9" x 12'4") Rear aspect UPVC double glazed window and side aspect UPVC double glazed door with frosted glass panel to Lean to. Fitted with a range of base and eye level storage units with rolled edge work surfaces and breakfast bar, inset stainless steel sink and drainer unit, plumbing for washing machine, integrated electric oven and four ring electric hob with filter hood over, integrated fridge/freezer, integrated dishwasher, tiled flooring, floor mounted oiled fired boiler.
LEAN TO	Covered storage area.
BEDROOM 1	(15'0" into wardrobes x 12'2") Rear aspect UPVC double glazed window, coved ceiling, radiator, built in double wardrobes, door to:-
EN-SUITE	Rear aspect UPVC double glazed window. Three piece suite comprising shower cubicle with electric shower over, low level WC, wall mounted pedestal wash hand basin, splash back tiling, coved ceiling.
BEDROOM 2	(15'9" x 8'3") Front and side aspect UPVC double glazed windows, radiator, strip wood effect laminate flooring.
BEDROOM 3	(12'9" x 8'11") Side aspect UPVC double glazed window, radiator, built in single storage cupboard, telephone point.



**BATHROOM**

Rear aspect UPVC double glazed frosted window. Fitted three piece white suite comprising panel enclosed bath, low level WC, wall mounted pedestal wash hand basin, part tiled walls dado rail, tiled flooring, heated towel rail.

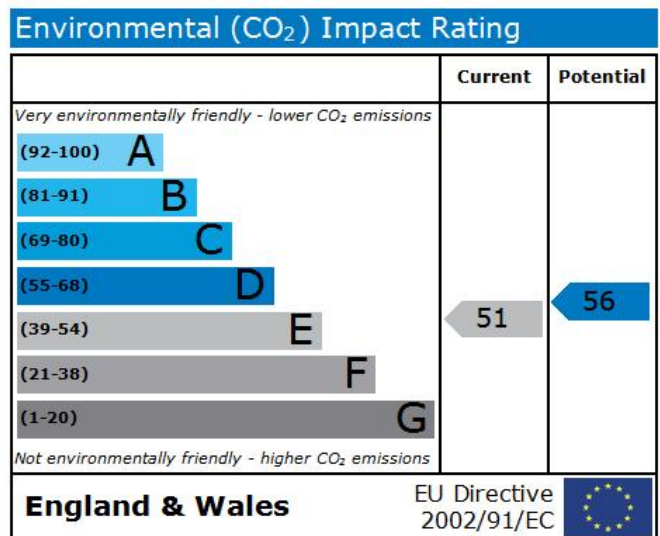
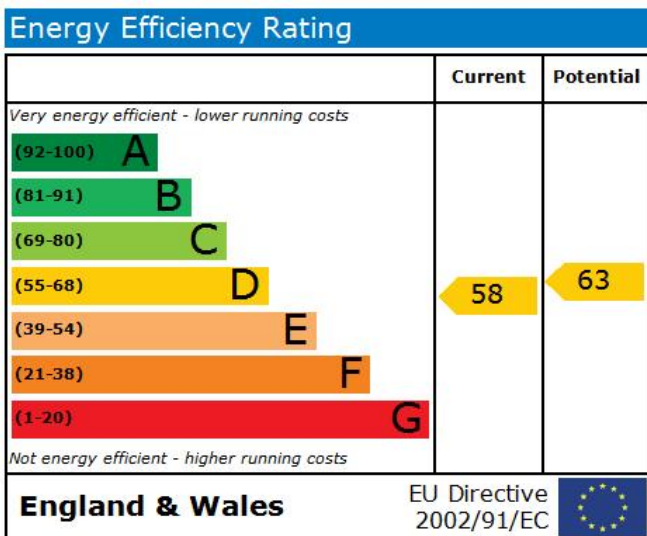
**DOUBLE GARAGE**

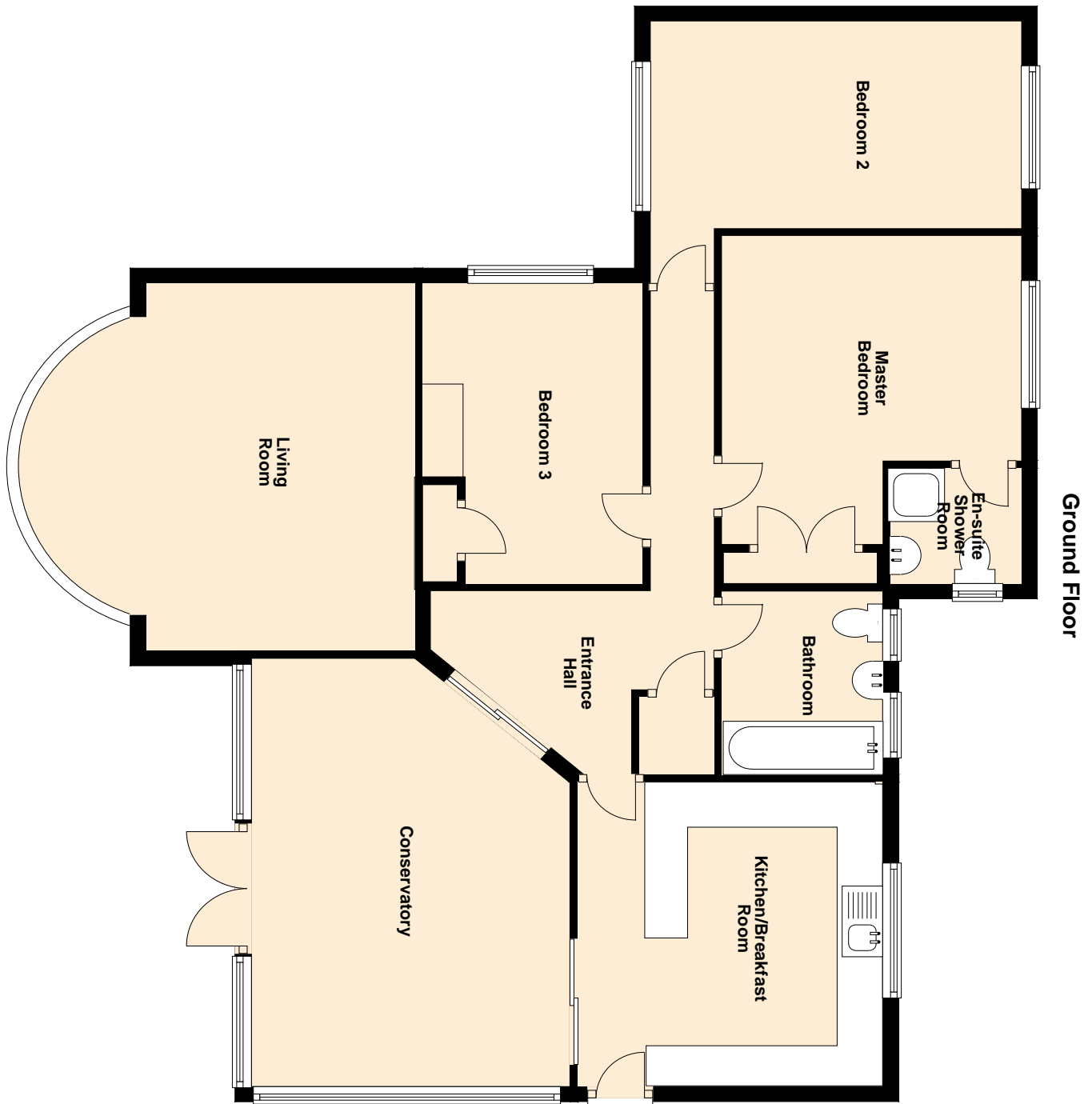
(19'0" x 17'4") Metal up and over door, rear aspect door with glass panel, power and lighting.

**GARDEN**

**TO THE FRONT:** - Fully paved with shrub borders, parking for four vehicles, enclosed by wooden gates with steps to garage, further enclosed brick paved parking area with space for six vehicles enclosed by timber fencing.

**TO THE REAR:-** Approx.140' x 55', mainly laid to lawn incorporating various apple and plum trees with paved patio area and shrub borders, timber storage shed, fish pond, external tap and power supply, lit by external lanterns and flood lighting, oil storage tank, side access gate.





**PURCHASER'S NOTE**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.